

LEGAL DESCRIPTION:

PARCEL A:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2 NE1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1'S S1/2 NE1/4 (ALL BEARINGS IN THIS DESCRIPTION ARE READ TO THE EAST LINE OF SAID S1/2 NE1/4, WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST "ASSUMED"); THENCE SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST ALONG SAID S1/2 NE1/4'S EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF THE NORTH ONE-HALF OF SAID S1/2 NE1/4; THENCE NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST ALONG SAID NORTH LINE, 360.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST ALONG SAID NORTH LINE, 300.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST, 300.00 FEET; THENCE SOUTH 09 DEGREES 52 MINUTES 03 SECONDS EAST, 300.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 26 SECONDS WEST, 300.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2 NE1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER OF SAID SECTION 1'S S1/2 NE1/4 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID S1/2 NE1/4, WHICH BEARS S 00 DEGREES 00 MINUTES 06 SECONDS W "ASSUMED"); THENCE S 00 DEGREES 00 MINUTES 06 SECONDS W ALONG SAID S1/2 NE1/4'S EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH FORTY (40) FEET OF THE NORTH ONE-HALF OF SAID S1/2 NE1/4; THENCE N 89 DEGREES 52 MINUTES 03 SECONDS W ALONG SAID NORTH LINE, 660.31 FEET; THENCE N 00 DEGREES 02 MINUTES 26 SECONDS E, 620.73 FEET TO A POINT ON THE NORTH LINE OF SAID S1/2 NE1/4; THENCE S 89 DEGREES 54 MINUTES 10 SECONDS E ALONG SAID S1/2 NE1/4'S NORTH LINE, 659.89 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 01, 2010 AT RECEPTION NO. 210085395 AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY SPECIAL WARRANTY DEEDS RECORDED APRIL 15, 2011 AT RECEPTION NO. 211037676 AND RECORDED APRIL 15, 2011 AT RECEPTION NO. 211037677, COUNTY OF EL PASO, STATE OF COLORADO.

GRADING AND EROSION CONTROL NOTES:

- 1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS... 2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS OR GRAPHIC REPRESENTATION... 3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED... 4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED... 5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES... 6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED... 7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS... 8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES... 9. ALL PERMANENT STORMWATER FACILITIES SHALL BE INSTALLED AS DESIGNED... 10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION... 11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL... 12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER... 13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP... 14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER... 15. EROSION BLANKET OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1... 16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE... 17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET... 18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED... 19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS... 20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED... 21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED... 22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS... 23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW... 24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT"... 25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS... 26. PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES... 27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS... 28. THE SOILS REPORT FOR THE SITE, TITLED "GEOTECHNICAL REPORT LIFE CHURCH AT BENTGRASS"... 29. AT LEAST (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION...

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WOOD - PERMITS 4300 CHERR CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT

NOTES:

- 1. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS...

FLOODPLAIN NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0553G EFFECTIVE DATE 7, 2018.

GEOHAZARD NOTE:

PER THE AFOREMENTIONED SOILS & GEOHAZARD REPORT, NO GEOHAZARDS ARE IDENTIFIED ON THIS SITE.

CHURCH AT BENT GRASS MEADOWS GRADING & EROSION CONTROL PLANS

A PORTION OF SECTION 01 (SE 1/4 OF NE 1/4) AND A PORTION OF LOT 1 SECTION 01, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP

SCALE: 1-1/2" = 100'

SHEET INDEX:

- 1 - COVER 2 - INITIAL GEC PLAN 3 - INTERIM GEC PLAN 4 - FINAL GEC PLAN 5 - DETAILS 6 - DETAILS

PROJECT CONTACTS:

OWNER/DEVELOPER FAL REALTY, LLC ATTN: BRETT HARRINGTON TELE: (405) 513-4620

APPLICANT/OWNER'S REPRESENTATIVE HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PKWY SUITE 160 COLORADO SPRINGS, CO 80921 TELE: (719) 394-2435 ATTN: BLAINE PERKINS EMAIL: BLAINE.PERKINS@HRGREEN.COM

CIVIL ENGINEER HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PKWY SUITE 160 COLORADO SPRINGS, CO 80921 TELE: (719) 394-2435 ATTN: RICHELIE LYON, P.E. EMAIL: RICHELIE.LYON@HRGREEN.COM

PLANNING & LANDSCAPE ARCHITECTURE: HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PKWY SUITE 160 COLORADO SPRINGS, CO 80921 TELE: (719) 394-2435 ATTN: BLAINE PERKINS EMAIL: BLAINE.PERKINS@HRGREEN.COM

ARCHITECT: LIFE CHURCH TELE: (719) 394-2435 ATTN: RYAN WALKER EMAIL: RYAN.WALKER@LIFE.CHURCH

GEOTECHNICAL ENGINEER COMPANY: ENTECH ENGINEERING, INC ADDRESS: 505 ELKTON DRIVE COLORADO SPRINGS, CO 80907 TELE: (719) 531-5599 ATTN: JOE GOODE EMAIL: JGOODE@ENTECH-ENGINEERING.COM

TRAFFIC ENGINEER SM ROCHA,LLC 8703 YATES DRIVE, STE 210 WESTMINSTER, CO 80031 TELE: (303) 458-9798 ATTN: MIKE ROCHA EMAIL: MIKE@SMROCHA.COM

SURVEYOR COMPASS SURVEYING & MAPPING, LLC 3253 WEST CAREFREE CIRCLE COLORADO SPRINGS, CO 80917 TELE: (719) 354-4120 ATTN: MARK JOHANNES EMAIL: @CSAMLLC.COM

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER P.E. DATE

COUNTY ENGINEER

DESIGN ENGINEER'S STATEMENT THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

RICHARD D. LYON, COLORADO P.E. NO. 53921 DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

BRETT HARRINGTON, FAL REALTY, LLC. DATE

PROPERTY OWNER

PROJECT INFO:

TOTAL DISTURBANCE AREA = 8.68 AC

RECEIVING WATERS: BLACK SQUIRREL CREEK

ANTICIPATED START OF CONSTRUCTION: FALL 2025

ANTICIPATED END OF LAND DISTURBANCE: SUMMER 2026

ANTICIPATED FINAL STABILIZATION: FALL 2026

PROJECT PHASING:

INITIAL: INSTALLATION OF PERIMETER CONTROLS SUCH AS SILT FENCE AND VEHICLE TRACKING, CLEARING AND GRUBBING OF SITE. INSTALL TSB 1 AND TEMPORARY DIVERSION DITCHES/CULVERTS, INCLUDING PERMANENT DITCHES ALONG PROPERTY BOUNDARIES.

INTERIM: ESTABLISH SSA & CWA, INSTALL WET UTILITIES, CONSTRUCT ONSITE IMPROVEMENTS, INSTALL TEMPORARY CONTROL MEASURES SUCH AS INLET PROTECTIONS, & SCL'S. CONVERT TSB 1 TO FSD POND A. CONSTRUCT BENT GRASS MEADOWS DRIVE IMPROVEMENTS.

FINAL: FINALIZE ONSITE LANDSCAPING (REF. LANDSCAPE PLANS), COMPLETE PERMANENT SEEDING AND MULCHING & EROSION CONTROL BLANKETING OF REMAINING AREAS OF LOD FOR STABILIZATION. PERFORM VISUAL INSPECTION TO ADJACENT EX. VEGETATION & REMOVE PERIMETER CONTROLS.

GRADING & EROSION CONTROL PLAN NOTES:

- 1. SEE SHEETS 5-6 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS. 2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS. 3. NO NOTABLE VEGETATION FOUND WITHIN SITE EXCEPT FOR NATIVE GRASSES/WEEDS AND SPARSE PINE TREES. TREES TO BE UNDISTURBED WHERE FEASIBLE (SEE LANDSCAPE PLANS). VISUAL INSPECTION OF POST-CONSTRUCTION STABILIZATION TO EX. VEGETATION IS ACCEPTABLE. 4. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL. 5. ALL 3:1 SLOPES MUST BE RECEIVE EROSION CONTROL BLANKET. 6. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN. 7. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES. 8. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED. 9. THERE ARE NO EXISTING PRESERVATION EASEMENTS, NO-BUILD AREAS, STREAMSIDE AREAS, OR FLOODPLAIN AREAS LOCATED ON SITE.

Table with columns: DRAWN BY, APPROVED, CAD DATE, CAD FILE, JOB DATE, JOB NUMBER, and a scale indicator (1" = 100').

Table with columns: NO., DATE, BY, REVISION DESCRIPTION.

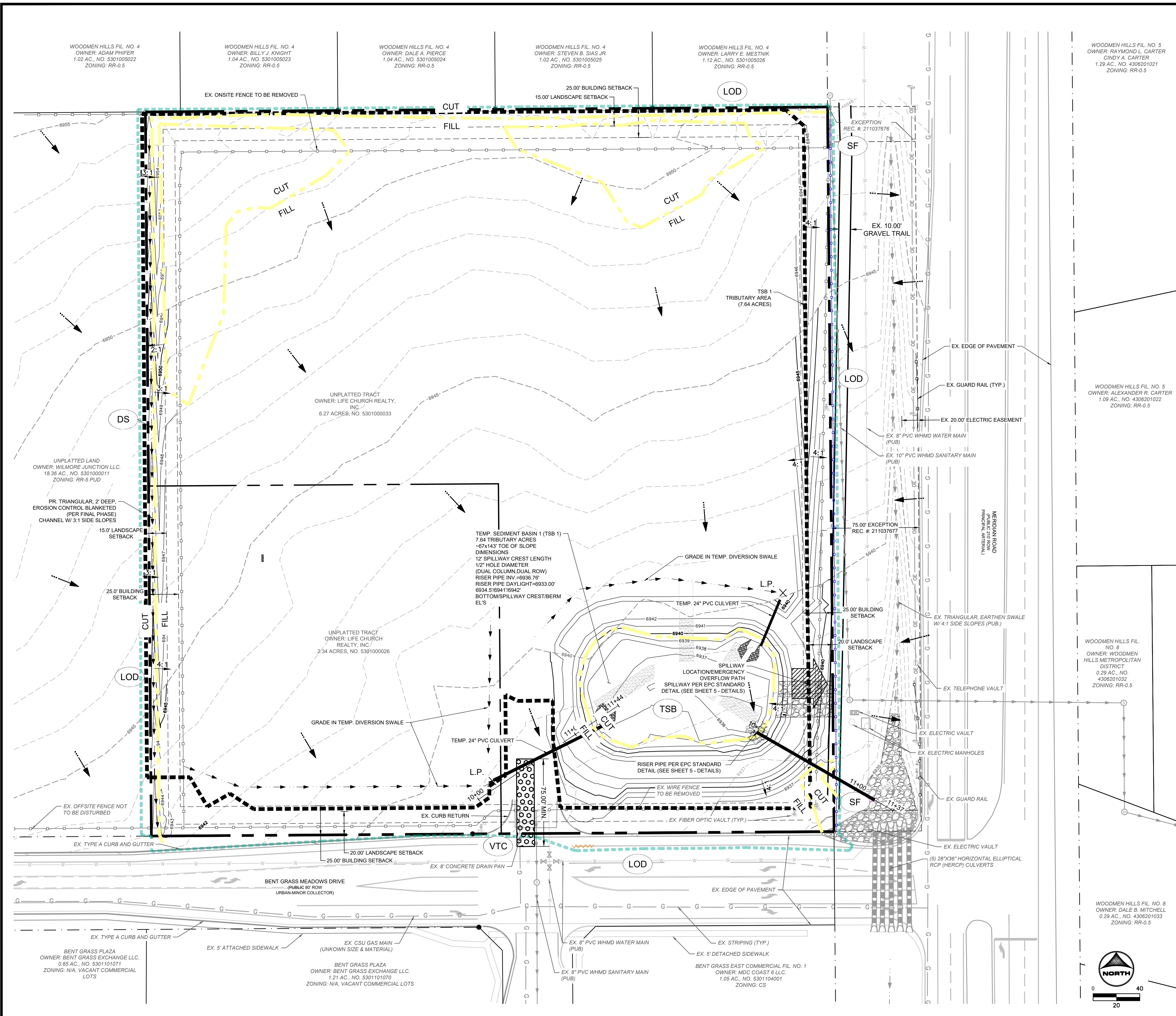
HRGreen logo and contact information: HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 160 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044

CHURCH AT BENT GRASS MEADOWS FAL REALTY, LLC. FALCON, CO

GRADING & EROSION CONTROL PLANS COVER

PCD FILE NO.: SHEET CV 1

LYON, RICHIE, 10/15/2025 9:52 AM
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 160
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044



WOODMEN HILLS FIL. NO. 4
OWNER: ADAM PHIFER
1.02 AC., NO. 5301005022
ZONING: RR-0.5

WOODMEN HILLS FIL. NO. 4
OWNER: BILLY J. KNIGHT
1.04 AC., NO. 5301005023
ZONING: RR-0.5

WOODMEN HILLS FIL. NO. 4
OWNER: DALE A. PIERCE
1.04 AC., NO. 5301005024
ZONING: RR-0.5

WOODMEN HILLS FIL. NO. 4
OWNER: STEVEN B. SIAS JR.
1.02 AC., NO. 5301005025
ZONING: RR-0.5

WOODMEN HILLS FIL. NO. 4
OWNER: LARRY E. MESTNIK
1.12 AC., NO. 5301005026
ZONING: RR-0.5

WOODMEN HILLS FIL. NO. 5
OWNER: RAYMOND L. CARTER
CINDY A. CARTER
1.29 AC., NO. 4306201021
ZONING: RR-0.5

WOODMEN HILLS FIL. NO. 5
OWNER: ALEXANDER R. CARTER
1.09 AC., NO. 4306201022
ZONING: RR-0.5

WOODMEN HILLS FIL. NO. 8
OWNER: WOODMEN HILLS METROPOLITAN DISTRICT
0.29 AC., NO. 4306201032
ZONING: RR-0.5

WOODMEN HILLS FIL. NO. 8
OWNER: DALE B. MITCHELL
0.29 AC., NO. 4306201033
ZONING: RR-0.5

VICINITY MAP
SCALE: 1" = 1000'

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
RIGHT OF WAY	---
CENTERLINE	---
FENCE	---
OVERHEAD ELECTRIC	---
WATER MAIN	---
SANITARY MAIN	---
SWALE	---
TRAIL	---
EDGE OF GRAVEL	---
INDEX CONTOUR	---
INTER. CONTOUR	---
ADA ROUTE	---
LANDSCAPING	---
BUILDING	---
WATER	---
BLOW OFF VALVE	---
GATE VALVE	---
MANHOLE	---
WELL	---
WATER WARNING SIGN	---
DRY UTILITIES	---
ELECTRIC METER	---
ELECTRIC BOX	---
FIBER OPTIC BOX	---
FIBER OPTIC WARNING SIGN	---
TELEPHONE PEDESTAL	---
UTILITY POLE	---

GEC LEGEND:

---	TSB TRIBUTARY AREA
---	CUT/FILL LINE
---	CWA CONCRETE WASHOUT AREA
---	ED/DS EARTH DIKE / DIVERSION SWALE
---	IP INLET PROTECTION
---	SCL SEDIMENT CONTROL LOG
---	SF SILT FENCE
---	SSA STABILIZED STAGING AREA
---	SP STOCKPILE PROTECTION
---	VTC VEHICLE TRACKING CONTROL
---	LOD LIMITS OF CONSTRUCTION/DISTURBANCE (CUT/FILL LIMIT)
---	SM TEMPORARY SEEDING AND MULCHING
---	TSB TEMPORARY SEDIMENT BASIN
---	ECB EROSION CONTROL BLANKET

NOTES:
1) CUT-FILL LINE IS RELATIVE TO FINAL SURFACE (INTERIM & FINAL PHASES)

DRAWN BY: EB	JOB DATE: 4/25/2025	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2403591	0" = 1"
CAD DATE: 10/15/2025		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2024\2403591\CAD\DWG\GEC\Initial_GEC_Plan		

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 160
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

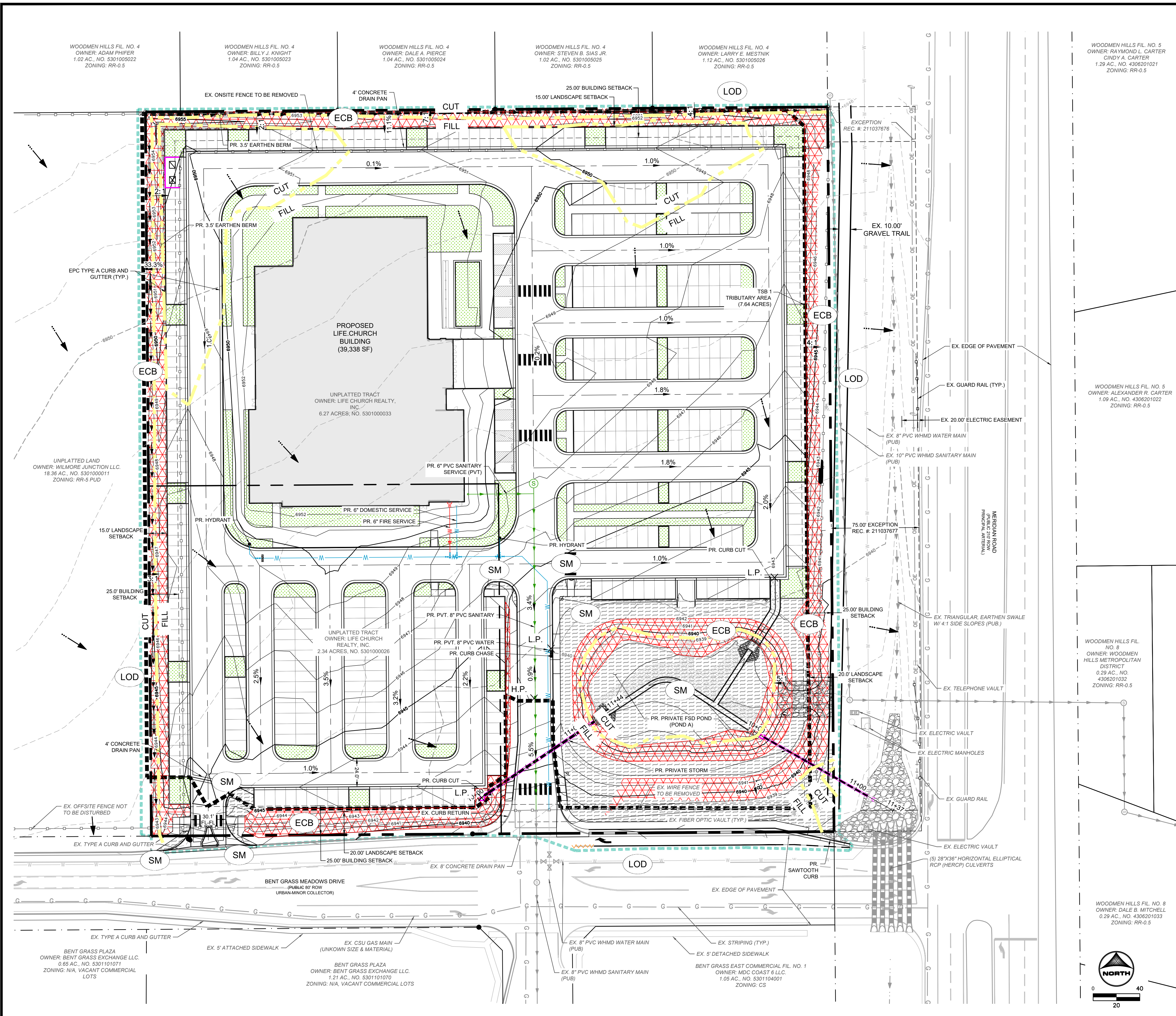
CHURCH AT BENT GRASS MEADOWS
 FAL REALTY, LLC.
 FALCON, CO

GRADING & EROSION CONTROL PLAN
 INITIAL GEC PLAN

PCD FILE NO.:
 SHEET
GEC
 2

LYON, RICHIE, 10/15/2025 9:52 AM

HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 160 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
FENCE	---	---
OVERHEAD ELECTRIC	OHE	OE
WATER MAIN	---	---
SANITARY MAIN	---	---
SWALE	---	---
TRAIL	---	---
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INDEX CONTOUR	---	---
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ADA ROUTE	---	---
LANDSCAPING	---	---
BUILDING	---	---
WATER	---	---
BLOW OFF VALVE	---	---
GATE VALVE	---	---
MANHOLE	---	---
WELL	---	---
WATER WARNING SIGN	---	---

DRY UTILITIES

ELECTRIC METER	---
ELECTRIC BOX	---
FIBER OPTIC BOX	---
FIBER OPTIC WARNING SIGN	---
TELEPHONE PEDESTAL	---
UTILITY POLE	---

GEC LEGEND:

---	TSB TRIBUTARY AREA
---	CUT/FILL LINE
---	CWA CONCRETE WASHOUT AREA
---	ED/DS EARTH DIKE / DIVERSION SWALE
---	IP INLET PROTECTION
---	SCL SEDIMENT CONTROL LOG
---	SF SILT FENCE
---	SSA STABILIZED STAGING AREA
---	SP STOCKPILE PROTECTION
---	VTC VEHICLE TRACKING CONTROL
---	LOD LIMITS OF CONSTRUCTION/DISTURBANCE (CUT/FILL LIMIT)
---	SM TEMPORARY SEEDING AND MULCHING
---	TSB TEMPORARY SEDIMENT BASIN
---	ECB EROSION CONTROL BLANKET
---	FLOW DIRECTION

DRAWN BY: EB	JOB DATE: 4/23/2025	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2403591	0" = 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 10/15/2025		
CAD FILE: J:\2024\2403591\CAD\DWG\GEC\Final_GEC_Plan		

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 160
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

CHURCH AT BENT GRASS MEADOWS
 FAL REALTY, LLC.
 FALCON, CO

GRADING & EROSION CONTROL PLAN
 FINAL GEC PLAN

PCD FILE NO.:
 SHEET
GEC
 4

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species* (Common name)	Growth Season*	Periods of Peak Live Seed (P/LV) (S/VS) (P/LV) (S/VS)	Planting Depth (inches)
1. Oats	Cool	35 - 50	1-2
2. Spring wheat	Cool	25 - 35	1-2
3. Spring barley	Cool	25 - 35	1-2
4. Annual ryegrass	Cool	10 - 15	1/2
5. Millet	Warm	3 - 15	1/2-1
6. Winter wheat	Cool	20-35	1-2
7. Winter barley	Cool	20-35	1-2
8. Winter rye	Cool	20-35	1-2
9. Trifolium	Cool	25-40	1-2

1. Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or moved closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation when practical, to prevent the seeds from being encapsulated in the mulch.

* See Table TS/PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

** Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

TS/PS-4 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) January 2021

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses

Seeding Date	Annual Grasses (Seeds in 100% Moisture in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1-March 15				
March 16-April 30	1,2,3			
May 1-May 15				
May 16-June 30	5			
July 1-July 15	5			
July 16-August 31				
September 1-September 30	6, 7, 8, 9			
October 1-December 31				

Mulch
Cover seeded areas with mulch or an approved rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the USDCM Volume 2: Revegetation Chapter and Volume 3: Mulching BMP Fact Sheet (EC-6A) for additional guidance.

Maintenance and Removal
Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.
If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work on the area. To minimize competition between annual and perennial species, the annual mix needs time to mature and die before seeding the perennial mix. To increase success of the perennial mix, it should be seeded during the appropriate seeding dates the second year after the temporary annual mix was seeded. Alternatively, if this timeline is not feasible, the annual mix seed heads should be removed and then the area reseeded with the permanent mix.
An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.
Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.
Protect seeded areas from construction equipment and vehicle access.

TS/PS-5 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) January 2021

EC-6 Rolled Erosion Control Products (RECP)

ECB-1. PIPE OUTLET TO DRAINAGEWAY

ECB-2. SMALL DITCH OR DRAINAGEWAY

RECEP-6 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) November 2010

EC-6 Rolled Erosion Control Products (RECP) EC-6

ECR-3. OUTSIDE OF DRAINAGEWAY

STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

RECEP-7 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) November 2010

Silt Fence (SF) SC-1

SF-1. SILT FENCE

SC-1 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) November 2010

Check Dams (CD) EC-12

CD-1. CHECK DAM

CD-3 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) November 2010

Check Dams (CD) EC-12

CD-2. REINFORCED CHECK DAM

CD-5 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) November 2010

Concrete Washout Area (CWA) MM-1

CWA-1. CONCRETE WASHOUT AREA

CWA-3 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) November 2010

Earth Dikes and Drainage Swales (ED/DS) EC-10

ED-1. COMPACTED UNLINED EARTH DIKE FORMED BY BERM

DS-1. COMPACTED UNLINED EXCAVATED SWALE

DS-2. COMPACTED UNLINED SWALE FORMED BY CUT AND FILL

DS-3. ECB LINED SWALE (CUT AND FILL OR BERM)

ED/DS-3 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) November 2010

EC-10 Earth Dikes and Drainage Swales (ED/DS)

DS-4. SYNTHETIC LINED SWALE

DS-5. RIPRAP LINED SWALE

ED/DS-4 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) November 2010

Stockpile Management (SP) MM-2

SP-1. STOCKPILE PROTECTION

SP-3 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) November 2010

Sediment Control Log (SCL) SC-2

SCL-1. SEDIMENT CONTROL LOG

SCL-3 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) November 2010

SC-2 Sediment Control Log (SCL)

SCL-2. SEDIMENT CONTROL LOG AT BACK OF CURB

SCL-3. SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN

SCL-4. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTHS

SCL-4 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) November 2010

SC-6 Inlet Protection (IP)

IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

IP-4 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) August 2013

Inlet Protection (IP) SC-6

IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

IP-4. SILT FENCE FOR SUMP INLET PROTECTION

IP-5 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) August 2013

SC-6 Inlet Protection (IP)

IP-5. OVEREXCAVATION INLET PROTECTION

IP-6. STRAW BALE FOR SUMP INLET PROTECTION

IP-6 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) August 2013

Sediment Basin (SB) SC-7

Sediment Basin (SB) SC-7

SB-6 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) August 2013

SC-7 Sediment Basin (SB)

Sediment Basin (SB) SC-7

SB-6 Urban Drainage and Flood Control District (Urban Storm Drainage Criteria Manual Volume 3) August 2013

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 APPROVED: RDL JOB NUMBER: 2403591
 CAD DATE: 10/15/2025
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BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

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CHURCH AT BENT GRASS MEADOWS
 FAL REALTY, LLC.
 FALCON, CO

GRADING & EROSION CONTROL PLANS
 DETAILS

PCD FILE NO.:
 SHEET DT 5

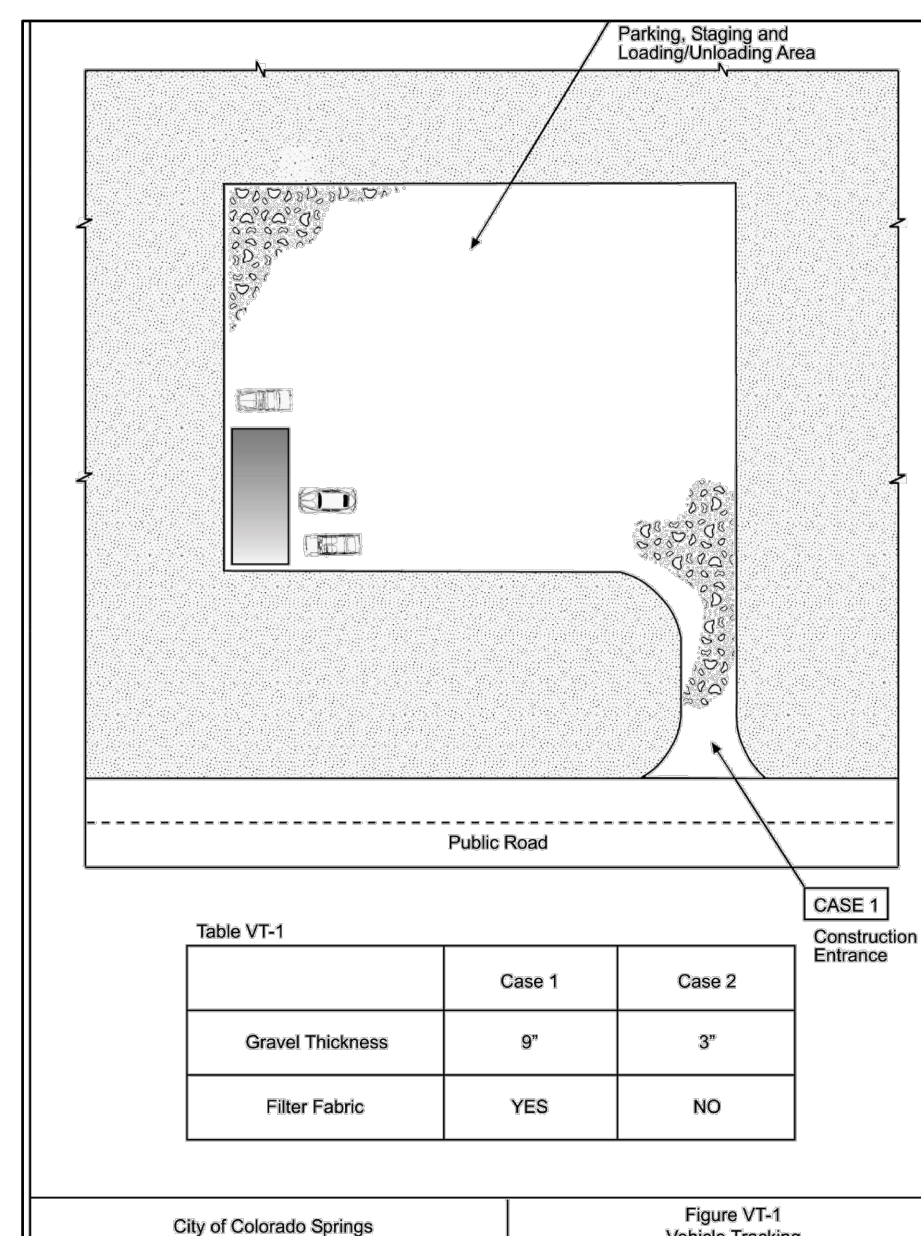
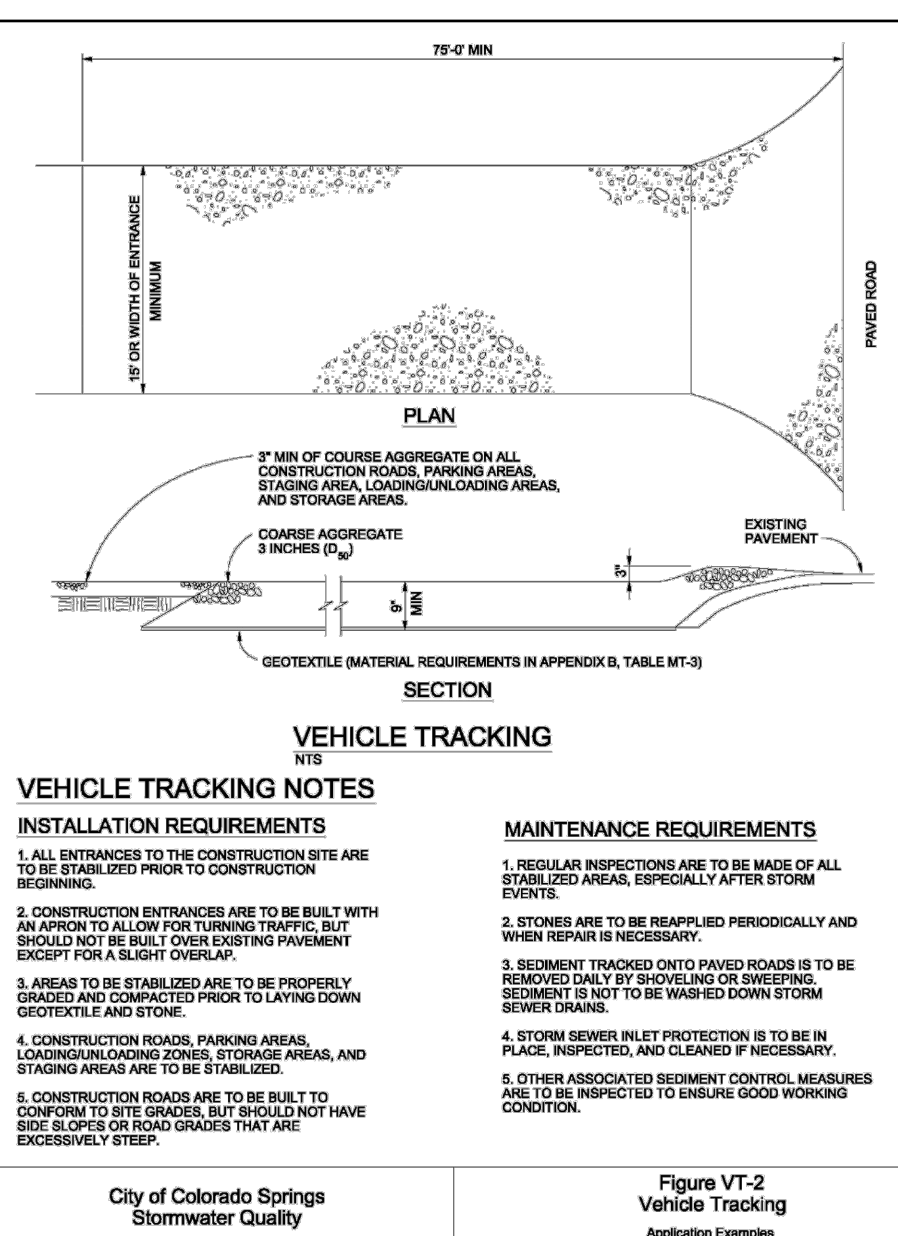


Table VT-1

	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

CASE 1
Construction Entrance



VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

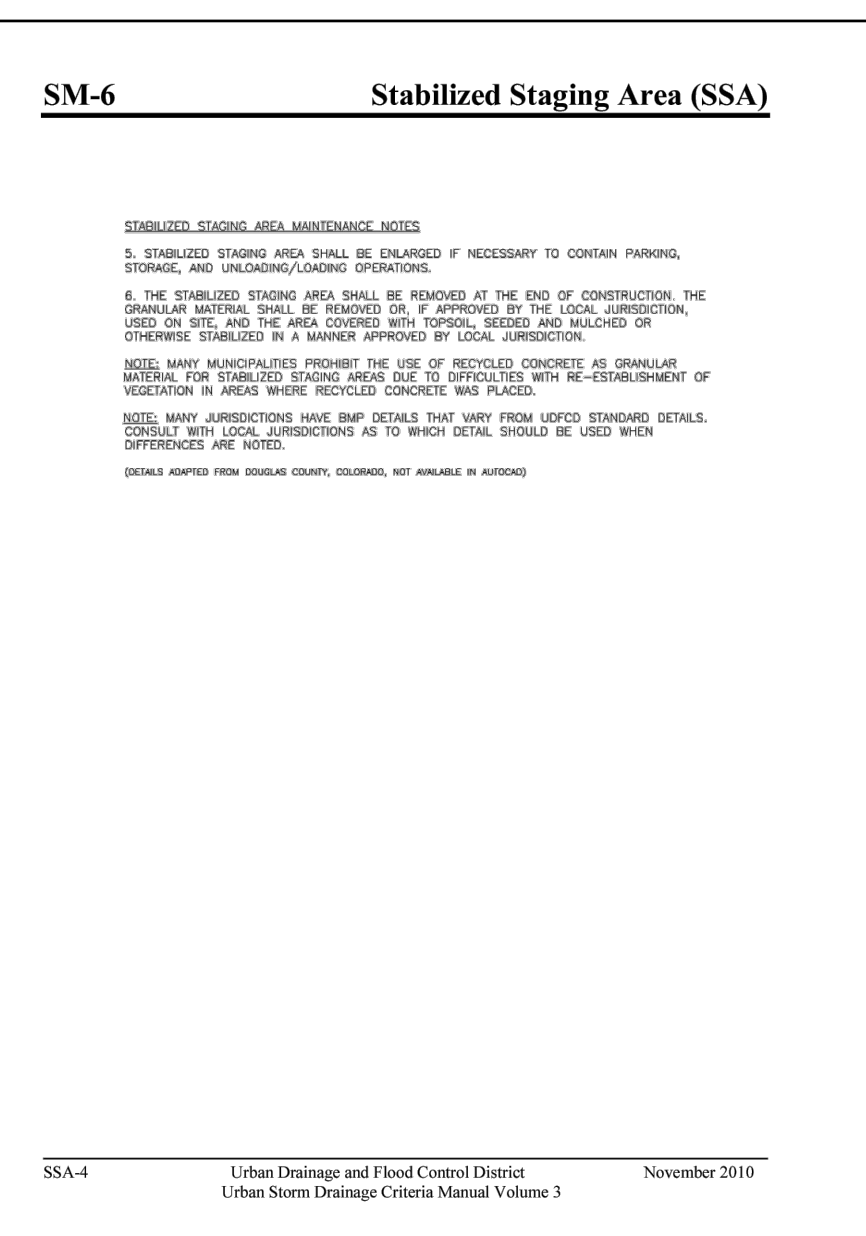
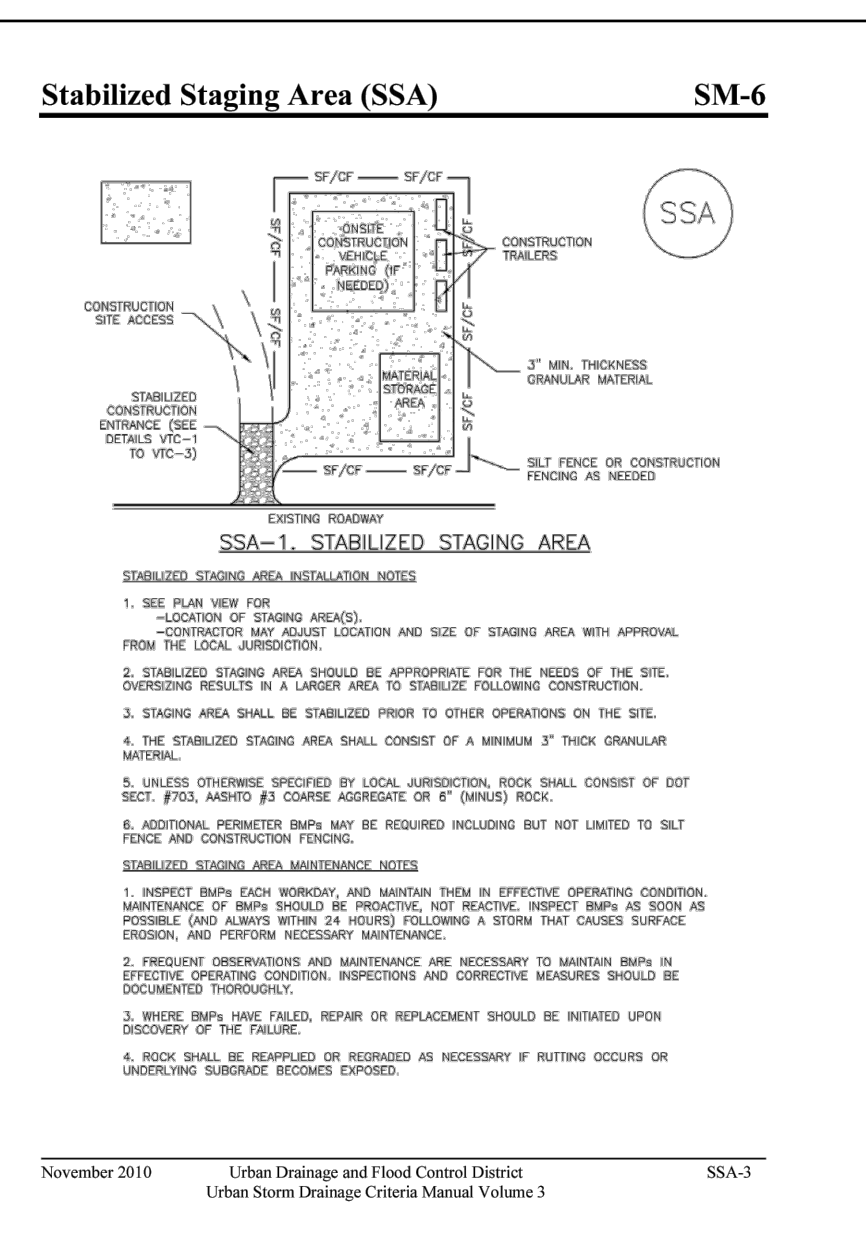
1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN OPEN TOP FOR TURF/FIBRIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT SLOTTED FOR SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY BRIDGED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROAD, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADIENT, BUT SHOULD NOT HAVE TOO MUCH GRADE OR SLOPES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT THROWN ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SCUFFING OR BLOWING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking Application Examples



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